



# COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP  
Director

Land Use and Natural Resources – Housing and Community Programs – Environmental Health – Building and Safety – Code Compliance

To: Stakeholders and Adjoining Property Owners  
From: Natalie Rizzi, Land Use Coordinator  
RE: Conditional Use Permit CUP20-013  
Assessor's Parcel Number: 035-010-073

48 Yaney Avenue, Sonora  
Mailing: 2 S. Green Street  
Sonora, CA 95370  
(209) 533-5633  
(209) 533-5616 (Fax)  
(209) 533-5909 (Fax – EHD)  
[www.tuolumnecounty.ca.gov](http://www.tuolumnecounty.ca.gov)

The Tuolumne County Community Development Department requests your assistance in reviewing this land development project proposed near your property. We value your comments and participation in our planning process.

We are in receipt of an application from Donald and Barbara Stutzman for Conditional Use Permit CUP20-013 to allow the development of a new 120 foot tall wireless communications tower and related equipment within a 14.5 foot by 14.5 foot fenced area. The project site is a 37.65± acre parcel zoned M-U:D:PD:MX:AIR (Mixed Use: Design Control Combining: Planned Unit Development Combining: Mobile Home Exclusion Combining: Airport Combining), RE-1:PD:MX:AIR (Residential Estate, One Acre Minimum: Planned Unit Development Combining: Mobile Home Exclusion Combining: Airport combining), O:PD:AIR (Open Space: Planned Unit Development Combining: Airport Combining) and RE-1 under Title 17 of the Tuolumne County Ordinance Code.

**Location:** The project site is located east of the intersection of State Highway 49 and Parrotts Ferry Road. Within a portion of Section 24, Township 2 North, Range 14 East, Mount Diablo Baseline and Meridian. Within Supervisorial District 1. Assessor's Parcel Number 035-010-073.

Because you are a local stakeholder or own property located within 1000 feet of the project site, we would like your comments of this proposed project. Please provide any comments below:

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Your Name(s)

Mailing Address

**If we do not receive your comments by Tuesday, March 17, 2020, we will assume that you have no objections.**

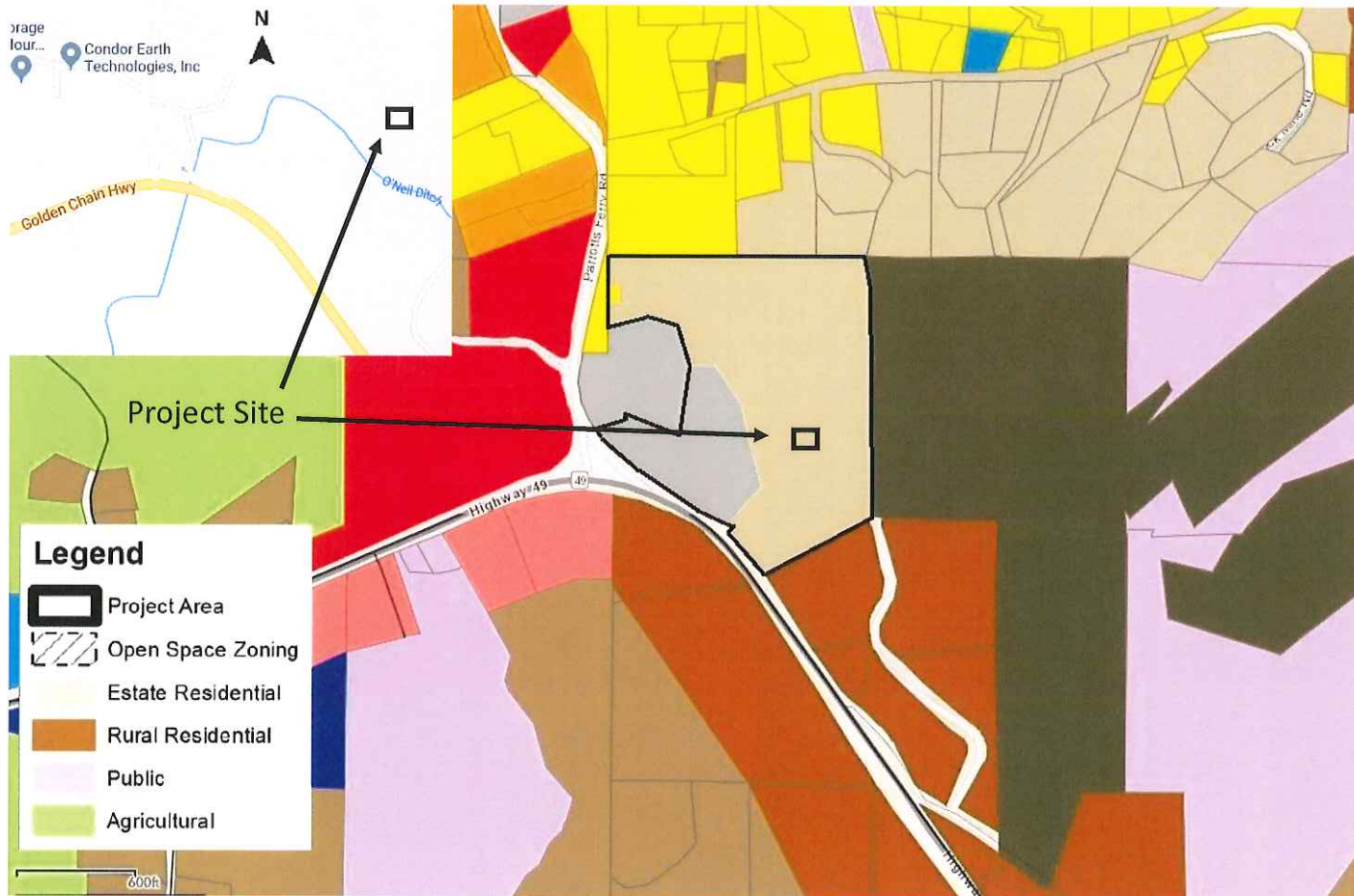
Staff Contact: Natalie Rizzi  
(209) 533-5936  
[nrizzi@co.tuolumne.ca.us](mailto:nrizzi@co.tuolumne.ca.us)

**In order to ensure that your questions can be answered, please contact staff via phone or email as listed above to answer questions or address any concerns regarding the project. Please note that email responses are preferred and will allow staff to provide timely responses.**

Zoning and project information is available on the County website on the Planning page at: <https://www.tuolumnecounty.ca.gov/179/Planning>. Thank you for your assistance in reviewing this application.

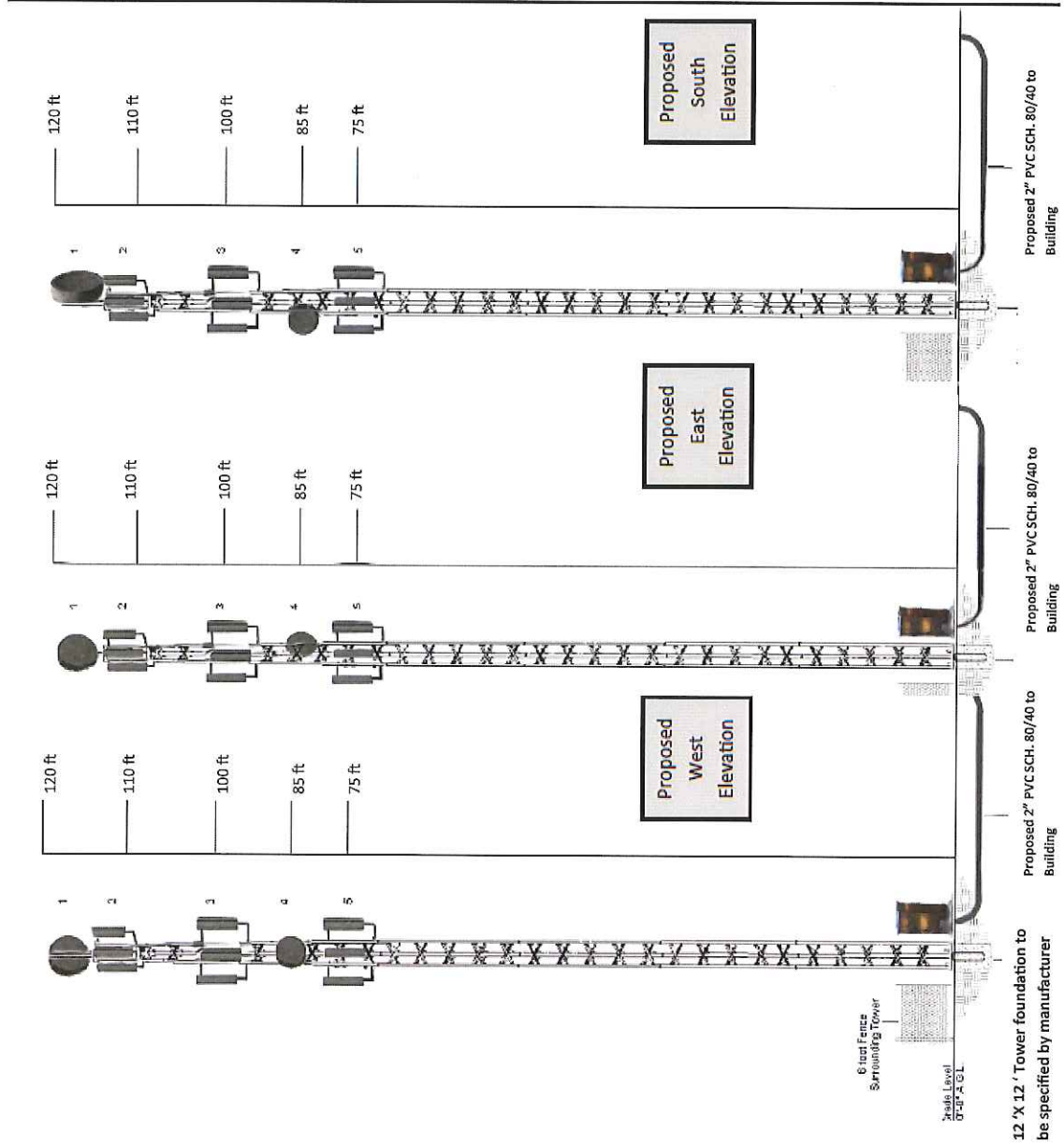






## Antenna List

1	SIAE Licensed PTP
2	Cambium PTMP
3	UBNT PTMP
4	UBNT Dish PTP
5	TV White Space PTMP



Stutzman Project Site 18—Site plan  
21645 Parrotts Ferry Road,  
Sonora, CA 95370



Poststimulation of view looking East from CA-49



**Cal.net CASF Wireless Broadband Project**

**Stutzman Project Site  
21645 Parrotts Ferry Road,  
Sonora, CA 95370**

**Cal.net**

Cal.net, PO Box 1041, Shingle Springs, CA 95682



## Site 18 Stuzman

